

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-364

AN ORDINANCE REZONING APPROXIMATELY 79.33± ACRES
LOCATED IN COUNCIL DISTRICT 12 AT 0, 11201 AND
11203 BRANAN FIELD ROAD AND 0 DAWSONS CREEK
DRIVE, WEST OF CECIL COMMERCE CENTER PARKWAY,
BETWEEN CESSNA BOULEVARD AND BRANAN FIELD ROAD,
(R.E. NO(S). 002327-0000, 002331-0000, 002332-
0000, 002340-0000, 002341-0000, 002342-0000 AND
002346-0100), AS DESCRIBED HEREIN, OWNED BY KAY
C. HUGHES, RYAN C. POWELL, WILLIAM KEITH FAVER
AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF DENA
H. FAVER, LYNN HOPE DOMENECH AND LINDA JO LOUDY,
FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
PERMIT SINGLE FAMILY DWELLINGS, AS DESCRIBED IN
THE BRANAN FIELD ROAD PUD, PURSUANT TO FUTURE
LAND USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT
APPLICATION L-5996-24A; PROVIDING CONTINGENCY;
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Large-Scale
Amendment to its *Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map Series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to

Ordinance 2025-363-E; and

WHEREAS, in order to ensure consistency of the zoning district with the *2045 Comprehensive Plan* and Large-Scale Amendment L-5996-24A adopted by Ordinance 2025-363-E, an application to rezone and reclassify the property has been filed by Paul Harden, Esq. on behalf of the owner; and

WHEREAS, Kay C. Hughes, Ryan C. Powell, William Keith Faver as Personal Representative for the Estate of Dena H. Faver, Lynn Hope Domenech and Linda Jo Loudy, the owners of approximately 79.33± acres located in Council District 12 at 0, 11201 and 11203 Branan Field Road and 0 Dawsons Creek Drive, west of Cecil Commerce Center Parkway, between Cessna Boulevard and Branan Field Road, (R.E. No(s). 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000 and 002346-0100), as more particularly described in **Exhibit 1**, dated November 7, 2024, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Residential Rural-Acre (RR-Acre) District to Planned Unit Development (PUD) District, as described in Section 1 below; and

WHEREAS, the Planning Commission, acting as the local planning agency, has reviewed the application and made an advisory recommendation to the Council; and

WHEREAS, the Land Use and Zoning Committee, after due notice and public hearing, has made its recommendation to the Council; and

WHEREAS, the Council finds that such rezoning is: (1) consistent with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives and policies of the *2045 Comprehensive Plan*; and (3) is not in conflict with any portion of the City's land use regulations; and

WHEREAS, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of

1 residents in the area; will not be detrimental to the natural
2 environment or to the use or development of the adjacent properties
3 in the general neighborhood; and will accomplish the objectives and
4 meet the standards of Section 656.340 (Planned Unit Development) of
5 the Zoning Code; now, therefore

6 **BE IT ORDAINED** by the Council of the City of Jacksonville:

7 **Section 1. Property Rezoned.** The Subject Property is
8 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
9 District to Planned Unit Development (PUD) District. This new PUD
10 district shall generally permit single family dwellings, and is
11 described, shown and subject to the following documents, attached
12 hereto:

13 **Exhibit 1** - Legal Description dated November 7, 2024.

14 **Exhibit 2** - Subject Property per P&DD.

15 **Exhibit 3** - Written Description dated March 31, 2025.

16 **Exhibit 4** - Site Plan dated October 17, 2024.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Kay C. Hughes, Ryan C. Powell, William Keith Faver as
19 Personal Representative for the Estate of Dena H. Faver, Lynn Hope
20 Domenech and Linda Jo Loudy. The applicant is Paul Harden, Esq.,
21 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207;
22 (904) 396-5731.

23 **Section 3. Contingency.** This rezoning shall not become effective
24 until thirty-one (31) days after adoption of the companion Large-
25 Scale Amendment; and further provided that if the companion Large-
26 Scale Amendment is challenged by the state land planning agency, this
27 rezoning shall not become effective until the state land planning
28 agency or the Administration Commission issues a final order
29 determining the companion Large-Scale Amendment is in compliance with
30 Chapter 163, Florida Statutes.

31 **Section 4. Disclaimer.** The rezoning granted herein shall

1 **not** be construed as an exemption from any other applicable local,
2 state, or federal laws, regulations, requirements, permits or
3 approvals. All other applicable local, state or federal permits or
4 approvals shall be obtained before commencement of the development
5 or use and issuance of this rezoning is based upon acknowledgement,
6 representation and confirmation made by the applicant(s), owners(s),
7 developer(s) and/or any authorized agent(s) or designee(s) that the
8 subject business, development and/or use will be operated in strict
9 compliance with all laws. Issuance of this rezoning does **not** approve,
10 promote or condone any practice or act that is prohibited or
11 restricted by any federal, state or local laws.

12 **Section 5. Effective Date.** The enactment of this Ordinance
13 shall be deemed to constitute a quasi-judicial action of the City
14 Council and shall become effective upon signature by the Council
15 President and Council Secretary.

16
17 Form Approved:

18
19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Erin Abney

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